

## **Minutes from Meeting with Sandy Hook Community Association (SHCA) and District of Sechelt (DOS)**

**Date:** Dec. 12, '18 from 1-2pm

**Present:** Cris Rowan, Dave Phillips, Mayor Darnelda Siegers, Director of Planning and Development Tracy Corbett, admin assist Kerianne Poulsen.

**Purpose:** SHCA and DOS Update Re: MFC 503 099199 BC Ltd.; 2<sup>nd</sup> Access Road to Sandy Hook; Salting/Sanding of SH Re: Ice

### **1. Status of Rezoning Logged Cut Block from Residential R1 to Forestry F1**

#### **Background Info:**

- DOS is still in legal proceeding with Mr. Chung regarding illegal logging of adjoining property.
- Owner Mr. Kin Chung received Managed Forest Council (MFC) permit 503 in assumed effort to avoid paying R1 taxes on property.
- MFC does not require logger to perform hydrological or geotechnical studies for resident safety with reference to increased risk of erosion and potential landslides, falling trees from unopposed wind, and wildfires from fuel (slash, piled logs).
- On Feb. 17, '18 Cris Rowan and Linda Patrick (SH residents) filed official complaint to MFC citing Mr. Cheng violated 3 regulations of the *Private Managed Forest Act* (soil conservation, critical wildlife habitat, reforestation); no response.
- MFC mandates that Mr. Chung not develop this property for 15 years, during which time he is to clean up slash and replant this forest, yet DOS states that if he pays a penalty and meets MFC criteria, he can move forward with development.
- Prior to development, Mr. Chung would need to subdivide property and apply for permits from a variety of Regional District departments; e.g., septic, water, utilities, etc.
- Dave Phillips left message for Mr. Chung inviting him to next SHCA board meeting in Jan. '19 with no reply; in a previous discussion between another board member and Mr. Chung, Mr Chung declined to attend an SHCA board meeting.

#### **DOS Initiative:**

- District of Sechelt (DOS) has no power to intervene in logging operations.
- August 2018 Ms. Tracy Corbett, Director of Planning and Development, sent SHCA a referral form asking for member input regarding an initiative to rezone Mr. Chung's property from R1 to F1.
- Ms. Corbett reports the purpose of this initiative was to give DOS jurisdiction to 'derail' future development plans by owner Kin Chung.
- DOS lawyers suggested that DOS should include additional 3 parcels surrounding Mr. Chung's cut blocks in F1 rezoning, which has delayed this initiative from moving forward.

#### **Proposed Actions:**

- Cris to forward info regarding similar residential logging in Powell River; Darnelda Siegers to take forward to *Association of Vancouver Island and Coastal Communities* meeting to join initiatives throughout province.
- Kerianne Poulson, who had spoken earlier to MFC, suggested residents measure soil moisture and monitor throughout winter to document possible erosion.
- Mayor Siegers suggested SHCA also document site regularly with photos regarding erosion, windfall of trees, failure to replant trees, and stockpiling of fuel (logs and slash) re: wildfire risk; and forward photos to MFC.

## 2. Second Access Road to Sandy Hook

Discussion regarding possible road through logged area to create 2<sup>nd</sup> access route in/out of Sandy Hook in the event of wildfire or earthquake. Mayor Siegers to investigate this further with DOS and SCRD departments.

## 3. Icy Roads

DOS currently has one designated truck for sanding/salting roads and Mayor Siegers reports that they are only able to treat main roads. Budget for this year has an 11% increase for snow removal, but not salting/sanding for ice. Dave and Cris alerted Mayor Siegers to the recent Nov. 19, '18 tragedy where 6 cars slid off Sandy Hook Rd. due to ice with significant injuries sustained by one Sandy Hook family. Mayor Siegers was also informed of the numerous formal complaints put forward by Sandy Hook residents to District Public Works and Michaela Sugars, Admin Ass't for Engineering and Operations.

**Proposed Action:** Mayor Siegers suggested SHCA formulate a letter of our concerns and forward to her.

Above issues will be on Jan. 6, '19 SHCA agenda for further discussion and development of action plans.

### **Addendum: from Dave Phillips**

I spoke to the logging contractor, who told me that the cutting was finished. Not surprising: what is left to cut? His crew came to 80-100 feet behind our place and Flavio Ishii's at the junction of Skookumchuk and Deerhorn. Flavio has not seen any change in run-off or erosion; we were not here for the heavy rain in November, so I am waiting to see what changes might occur as the wet season progresses. We are getting stronger winds than at any time in our 16 years in the Hook.

Read Cris Rowan's concise report of our meeting with the Mayor and Chief Planning Officer. Unless the DOS can have the zoning of the logged property changed to F1, the owners can pay a fine and start developing, but only after dealing with SCRD, Coastal Health and other authorities. We were told that the fine would be significant.

— Dave Phillips